



3 Grasmere Crescent, Kendal

£260,000





## 3 Grasmere Crescent

Kendal, Kendal

This end of terrace house is situated in a quiet, established residential area, offering practical and comfortable living with excellent access to local schools, town amenities, the M6 motorway, and the stunning Lake District National Park. The location provides a peaceful setting while remaining well-connected for everyday convenience.

Inside, the property features a cozy sitting room with a log burner, perfect for relaxing evenings. The fitted kitchen with dining space offers a functional layout for everyday family life. Recent improvements include new carpets throughout, a new boiler, a part-boarded loft for additional storage, and a brand-new fuse board installed in 2024, ensuring the home is up to date and ready for modern living. Three bedrooms, two doubles and one single, all come with built-in storage, complemented by a practical three-piece fitted bathroom.

Outside, the property benefits from a manageable front garden and a larger rear garden, which was updated last year to include a thriving fruit and vegetable patch with rhubarb, strawberries, raspberries, apples, and pears. Additional features include a driveway with parking for two vehicles, a powered shed for storage or hobbies, and dedicated log storage for the log burner, making this home both practical and inviting.

EPC - C, Council Tax - B



- Semi detached house in a quiet, established residential area
- Comfortable sitting room with a log burner for cozy evenings
- Practical fitted kitchen with dining space, ideal for everyday family life
- Three bedrooms, two doubles and one single, all with built-in storage
- Functional three piece fitted bathroom
- Front and rear gardens, with the rear garden recently updated to include a productive fruit and vegetable patch featuring rhubarb, strawberries, raspberries, apples, and pears
- Driveway providing off street parking for two vehicles
- All mains services, and double glazing throughout for energy efficiency
- Recently re-roofed just three weeks ago, offering reassurance and reduced maintenance
- Convenient access to the M6 motorway and the beautiful Lake District National Park

From Kendal town centre, take the A6 Stricklandgate west, then turn left onto Sandylands Road (A65). Shortly after, turn right onto Grasmere Crescent. Number 3 is on the left. The property is about half a mile from Kendal railway station.

WHAT3WORDS:hedge.lend.abode

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







#### **PORCH**

5' 10" x 5' 9" (1.78m x 1.75m)

#### **HALLWAY**

#### **SITTING ROOM**

15' 5" x 13' 10" (4.69m x 4.22m)

#### **KITCHEN**

#### **LANDING**

8' 4" x 6' 5" (2.53m x 1.95m)

#### **BEDROOM**

9' 6" x 9' 0" (2.89m x 2.74m)

#### **BEDROOM**

13' 1" x 8' 8" (3.98m x 2.63m)

#### **BEDROOM**

9' 9" x 6' 5" (2.96m x 1.96m)

#### **BATHROOM**

7' 5" x 6' 0" (2.26m x 1.84m)

#### **EPC RATING C**

#### **COUNCIL TAX BAND B**

#### **SERVICES**

Mains gas, mains electric, mains water and mains drainage.

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **TENURE: FREEHOLD**







#### **PORCH**

5' 10" x 5' 9" (1.78m x 1.75m)

#### **HALLWAY**

#### **SITTING ROOM**

15' 5" x 13' 10" (4.69m x 4.22m)

#### **KITCHEN**

#### **LANDING**

8' 4" x 6' 5" (2.53m x 1.95m)

#### **BEDROOM**

9' 6" x 9' 0" (2.89m x 2.74m)

#### **BEDROOM**

13' 1" x 8' 8" (3.98m x 2.63m)

#### **BEDROOM**

9' 9" x 6' 5" (2.96m x 1.96m)

#### **BATHROOM**

7' 5" x 6' 0" (2.26m x 1.84m)

#### **EPC RATING C**

#### **COUNCIL TAX BAND B**

#### **SERVICES**

Mains gas, mains electric, mains water and mains drainage.

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **TENURE: FREEHOLD**





## **PORCH**

5' 10" x 5' 9" (1.78m x 1.75m)

## **HALLWAY**

## **SITTING ROOM**

15' 5" x 13' 10" (4.69m x 4.22m)

## **KITCHEN**

## **LANDING**

8' 4" x 6' 5" (2.53m x 1.95m)

## **BEDROOM**

9' 6" x 9' 0" (2.89m x 2.74m)

## **BEDROOM**

13' 1" x 8' 8" (3.98m x 2.63m)

## **BEDROOM**

9' 9" x 6' 5" (2.96m x 1.96m)

## **BATHROOM**

7' 5" x 6' 0" (2.26m x 1.84m)

## **EPC RATING C**

## **COUNCIL TAX BAND B**

## **SERVICES**

Mains gas, mains electric, mains water and mains drainage.

## **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## **TENURE: FREEHOLD**





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

759 ft<sup>2</sup>

70.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

# THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.